| 153.0 | 0008 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 798,300 / 798,300 |
| | | | | | USE VALUE: | 798,300 / 798,300 |
| | | | | | ASSESSED: | 798,300 / 798,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 49 | | FISHER RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DENNIS LUCAS MICHAEL |
| Owner 2: | DENNIS SHANNON MARIE |
| Owner 3: | |
| Street 1: | 49 FISHER RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MOVASSAGHI MOHAMMAD - |
| Owner 2: | - |
| Street 1: | 49 FISHER RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,375 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Vinyl Exterior and 1768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6375.000 | 305,900 | 3,400 | 489,000 | 798,300 |
| Total Card | 0.146 | 305,900 | 3,400 | 489,000 | 798,300 |
| Total Parcel | 0.146 | 305,900 | 3,400 | 489,000 | 798,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.53 | /Parcel: 451.5

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 102276
**GIS Ref**
**GIS Ref**
**Insp Date** 03/10/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 153.0-0008-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 306,000 | 3400 | 6,375. | 489,000 | 798,400 | 798,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 249,300 | 3400 | 6,375. | 458,400 | 711,100 | 711,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 249,300 | 3400 | 6,375. | 379,000 | 631,700 | 631,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 249,300 | 3400 | 6,375. | 348,400 | 601,100 | 601,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 249,300 | 3400 | 6,375. | 317,900 | 570,600 | 570,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 234,400 | 3400 | 6,375. | 311,700 | 549,500 | 549,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 234,400 | 3400 | 6,375. | 289,700 | 527,500 | 527,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 234,400 | 3400 | 6,375. | 275,700 | 513,500 | 513,500 | | 12/13/2012 |

!12068!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:11:08 |

**LAST REV**

| Date | Time |
|---|---|
| 09/12/18 | 14:19:37 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12068

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MOVASSAGHI MOHA | 71526-413 | 1 | 8/24/2018 | | 829,000 | No | No | | |
| MOVASSAGHI MOHA | 56862-322 | | 5/16/2011 | Convenience | 1 | No | No | | |
| MELLY THOMAS W | 38812-449 | | 4/15/2003 | | 522,000 | No | No | | |
| | 12595-699 | | 3/4/1974 | | 35,000 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 102276 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/25/2010 | 474 | Re-Roof | 8,750 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/10/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/13/2009 | Measured | 372 | PATRIOT |
| 7/18/2003 | MLS | MM | Mary M |
| 11/23/1999 | Meas/Inspect | 264 | PATRIOT |
| 1/1/1982 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6375 | | Sq. Ft. | Site | | 0 | 80. | 0.96 | 9 | | | | | | | | | 488,998 | | | | | | 489,000 | |

Total AC/HA: 0.14635 | Total SF/SM: 6375 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 488,998 | Spl Credit | Total: 489,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1936 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 50 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 138.915 |
| Other Features: | 95500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 342914 |
| Depreciation: | 37035 |
| Depreciated Total: | 305879 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 5 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

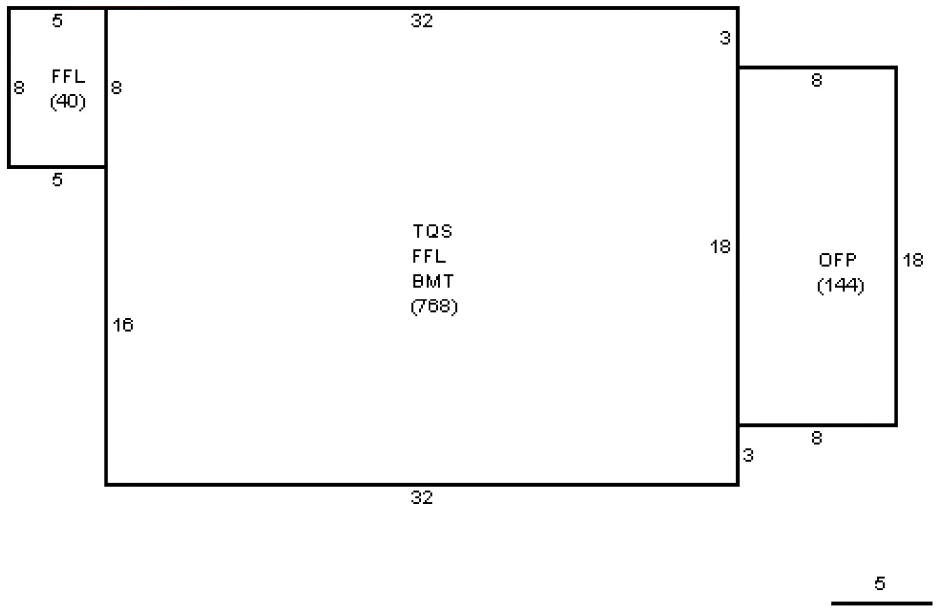
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | |
| Totals | | | |
| 1 | 5 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 138.92 |
| Special Features: | 0 | Val/Su Net: | 133.23 |
| Final Total: | 305900 | Val/Su SzAd | 221.03 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 808 | 138.920 | 112,244 |
| BMT | Basement | 768 | 66.680 | 51,210 |
| TQS | 3/4 Story | 576 | 138.920 | 80,015 |
| OFP | Open Porch | 144 | 27.400 | 3,945 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,296 | | | Total: | 247,414 |
| Size Ad | 1384 | Gross Are | 2488 | FinArea | 1768 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 50 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

153.0-0008-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 11X19 | A | AV | 1936 | 26.96 | T | 40 | 101 | | | 3,400 | | | 3,400 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 3,400 | Total Special Featues: | Total: 3,400 |